



## ENVIRONMENTAL BOARD MOTION 050510-3a

Date: May 5, 2010

Subject: Whisper Valley PUD C814-2009-0094

Motioned By: Phil Moncada

Seconded by: Rodney Ahart

### Recommended Action:

- (1) LDC 25-8-262(B)(1) (Critical Water Quality Zone Street Crossings) Allow for an arterial or collector street to cross a major critical water quality zone in 4 locations regardless of if it is identified in the Transportation Plan;
- (2) LDC 25-8-262(B)(2)(a) (Critical Water Quality Zone Street Crossings) Allow for an arterial or collector street to cross an intermediate waterway critical water quality zone within 2,500 feet on the same waterway in 4 locations;
- (3) LDC 25-8- 301/302 (Construction on Slopes) Allow for an exception to the requirements of 25-8-42 (Administrative Variances), to allow for the Director to grant a variance from the requirement of 25-8, Subchapter A, Article 7, Division 3 (Construction on Slopes);
- (4) LDC 25-8-394 (C) (Suburban Watershed Uplands Zone) Allow for development intensity to be transferred allowing for maximums of 65% for single family or duplex, 70% for multifamily residential and 90% for commercial uses;
- (5) LDC 25-8-604 (Development Application Requirements and Section 3.0 of the ECM Tree Survey) Allow for development intensity to be transferred allowing for the Commercial and Mixed Use Districts to have maximums of 70% for single family attached and multifamily residential and 90% for commercial. The Residential District will have maximums of 55% for single family detached, 65% for single family attached and multifamily and 85% for commercial.

### Planning & Development Review Department staff conditions:

- Work with staff during subdivision and site plan review to locate the Critical Water Quality Zone street crossings such that environmental impacts are minimized and Critical Environmental Features are avoided;
- Provide open space beyond minimum PUD requirements;
- Provide tributary headwaters protection for unclassified waterways draining less than 320 acres;
- All landscaping to be accomplished with native plant material from COA Grow Green Guide;

- 2-star Austin Energy Green Building Standards;
- IPM plan will be provided; and
- Alternative water quality controls demonstrating superior treatment will be provided in addition to standard sedimentation/filtration.

**Rationale:**

Meets the Code objective by providing for preservation of the natural environment, encouraging high quality mixed use along SH130, pedestrian friendly, provided for significant open space “131 dedicated acres v 91 required acres”, preserving headwaters and tributaries, clustered development not required by Land Development Code, prohibiting pollutants uses.

PUD will also comply with suburban standards of Sub Chapter E. as exists today.

PUD will also comply with Green Builder Program at Star 2 Level, alternative water quality methods using wet ponds to enhance water quality.

**Vote** 7-0-0-0

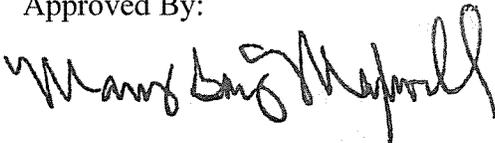
**For:** Ahart, Anderson, Beall, Gary, Maxwell, Moncada, and Neely.

**Against:**

**Abstain:**

**Absent:**

Approved By:



Mary Gay Maxwell  
Environmental Board Chair